145.0	0005	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	681,700 / 681,700
					USE VALUE:	681,700 / 681,700
					ASSESSED:	681,700 / 681,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
20		WALL ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ANZALONE JOHN E
Owner 2:	
Owner 3:	
Street 1:	20 WALL STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 3,966 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1940, having primarily Vinyl Exterior and 1200 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3966.000	250,500		431,200	681,700
Total Card	0.091	250,500		431,200	681,700
Total Parcel	0.091	250,500		431,200	681,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 568.08 | /Parcel: 568.0

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 95220

GIS Ref

GIS Ref

Insp Date 04/19/18

PREVIOUS ASSESSMENT

Parcel ID 145.0-0005-0005.0

!11351!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	250,500	0	3,966.	431,200	681,700	681,700	Year End Roll	12/18/2019
2019	101	FV	212,800	0	3,966.	404,200	617,000	617,000	Year End Roll	1/3/2019
2018	101	FV	212,400	0	3,966.	334,200	546,600	546,600	Year End Roll	12/20/2017
2017	101	FV	212,400	0	3,966.	307,200	519,600	519,600	Year End Roll	1/3/2017
2016	101	FV	212,400	0	3,966.	280,300	492,700	492,700	Year End	1/4/2016
2015	101	FV	207,300	0	3,966.	274,900	482,200	482,200	Year End Roll	12/11/2014
2014	101	FV	207,300	0	3,966.	255,500	462,800	462,800	Year End Roll	12/16/2013
2013	101	FV	207,300	0	3,966.	243,100	450,400	450,400		12/13/2012

PRINT

Date	Time
12/11/20	01:31:57

LAST REV

Date	Time
05/09/18	13:10:50
apro	
11351	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	17851-575		2/1/1987		182,000	No	No		Y

USER DEFINED

Prior Id # 1:	95220
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/13/2010	20	Re-Roof	2,600					
9/7/1996	368		2,500	C				12X12 WOOD DECK
2/1/1996	20	Manual	1,600	C				SLIDER IN DINING R

ACTIVITY INFORMATION

Date	Result	By	Name
4/19/2018	TTL REFUSAL	HS	Hanne S
11/5/2008	Meas/Inspect	355	PATRIOT
12/20/1999	Inspected	276	PATRIOT
12/7/1999	Mailer Sent		
11/16/1999	Measured	263	PATRIOT
9/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3966		Sq. Ft.	Site		0	80.	1.36	9									431,184						431,200	

Total AC/HA: 0.09105 | Total SF/SM: 3966 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 431,184 | Spl Credit | Total: 431,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1940	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.99792004
Adj $ / SQ:	168.399
Other Features:	69922
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	307687
Depreciation:	57230
Depreciated Total:	250457

COMMENTS

SCUTTLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

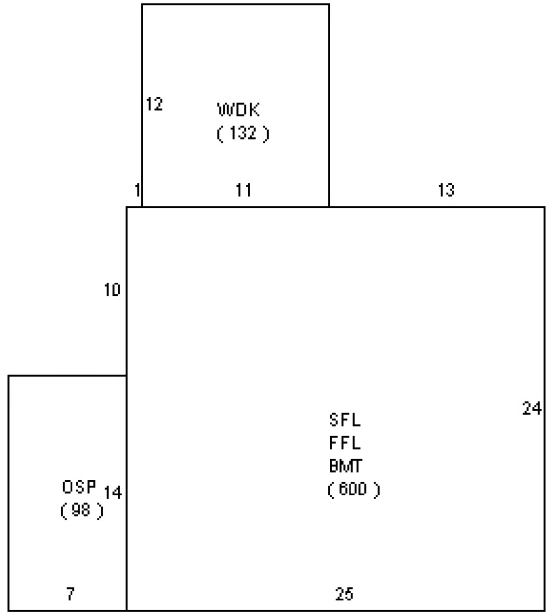
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	168.40
Special Features:	0	Val/Su Net:	123.40
Final Total:	250500	Val/Su SzAd	208.75

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	600	50.520	30,312
FFL	First Floor	600	168.400	101,039
SFL	Second Floor	600	168.400	101,039
WDK	Deck	132	13.550	1,788
OSP	Screen Porch	98	36.590	3,586

Net Sketched Area:	2,030			Total:	237,764
Size Ad	1200	Gross Are	2030	FinArea	1200

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

145.0-0005-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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IMAGE

AssessPro Patriot Properties, Inc